



**Town of Arlington, Massachusetts**  
730 Massachusetts Ave., Arlington, MA 02476  
Phone: 781-316-3000

**webmaster@town.arlington.ma.us**

## **Building Committee Minutes 09-24-2001**

### **APPROVED TOWN OF ARLINGTON**

**MINUTES  
REGULAR MEETING  
PERMANENT TOWN BUILDING COMMITTEE  
MONDAY, SEPTEMBER 24, 2001**

**PRESENT:** John Cole, Chairman Robert Juusola  
Thomas Caccavaro Martin Thrope

Kathleen Donovan

**ABSENT:** Richard Bento William Shea  
Philip Farrington Charles Stretton

**CALL TO ORDER:** 7:30 p.m.

#### **COST CONTROL REVIEW – K. DONOVAN**

- Several meetings have been held to explore possible cost-saving strategies for future school construction projects. According to Ms. Donovan, Mr. Jim Anderson (formerly the Director of the MA School Building Assistance Bureau and currently with the Merrimack Education Collaborative) was in attendance at those meetings. Basically, his advice was not to "skimp" on materials that would have to be replaced in the future. He also advised that an architect with authority to make decisions be on the job at all times. Although it would be expensive, it would save time and money in the long run and would provide the project with someone who could give immediate answers as they were needed.

- Mr. Thrope stressed the importance of having quality information in order that the committee can know what spending is needed in order to provide latitude to those people to whom the committee gives authority to make decisions on the job. He suggested that there be a number for every time and material slip submitted on a project.

- The issue of coordination between the design and the drawings was raised by Ms. Donovan. When something is missing on the drawings and the committee is not made aware of the issue until the last minute, the town must bear the burden of the additional expense associated with the omission. Review of the drawings (by an outside firm as has been done in the past) is the best way to avoid those omissions, but while they do catch some things they cannot catch everything.

- Mr. Cole noted that the budgets for these projects are too low and are unrealistic. He proposed that an appropriate contingency amount be approved when they meet next spring for the Dallin project. Once the budget is established, a vote by the committee could be taken to approve money to be taken from the contingency fund for any additional issues.

- Meeting with the Fire Inspectors and the Building Inspector early in the design process (as was done at the Hardy) could avoid costly additions later in the building project.

- Mr. Juusola will moderate a panel discussion on construction management at the "Build Boston" convention on November 14, 15, and 16. He will provide the committee with information about the convention.

- Whether the enrollment figures for each of the remaining school projects are real or projected was a point of discussion. Ms. Donovan felt that the Dallin could not be built any smaller than the current plan and noted that the Archdiocese of Boston has plans to sell parcels of land in the Dallin area for affordable housing units which will impact student enrollments at the Dallin. She said the Thompson would not change because of its location, and the Stratton would need to

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- accommodate special needs classes. Mr. Thrope said that it was no longer a question of how big the Dallin would be but more a question of how big the combination of the Dallin, Thompson, and Stratton would be. Because he felt that the town could no longer afford the luxury of over

building, he said that it would be necessary to finish the size equation for all the remaining projects all at once, not on a school-by-school basis, even if that equation did not work out according to the current district lines.

In order to determine future needs for the basic classrooms, Ms. Donovan will provide enrollment figures. Mr. Thrope would also like to see if there is extra space available at the high school.

- Ms. Donovan reviewed the next steps for the remaining school building projects. The School Committee will vote on the size of the building, and the Infrastructure Committee will make a recommendation as to how to fund the final project if there is not enough money. The Finance Committee is most interested in the recommendation of the Infrastructure Committee.

**FINAL DISCUSSION**

- There was a brief discussion of the Peirce construction schedule. Mr. Caccavaro was assured by Ralph Castagna that the project would be completed as scheduled and that the steel was still on course. He and Mr. Cole will meet with Castagna on Thursday. The critical path issue right now is the site work. The question of whether the building will be done on time will be better known by the middle of November.

- The subcommittee on the rooftop unit noise issue at the Hardy will meet with Dan Kelly and Richard O'Dwyer on Wednesday, September 26th at 4 p.m.

**ADJOURNMENT**

The meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Marie Carroll